

SITE LOCATION: 1815 Cortlandt Street**AGENDA ITEM: II.f****HISTORIC DISTRICT:** Houston Heights East**HPO File No. 140202****Owner:** Reed Q. Kelly**Applicant:** Jeremy McFarland, Brickmoon Design**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Tracts 10 and 11A, Block 105, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1,200 square foot residence situated on a 7,920 square foot lot.

TYPE OF APPROVAL REQUESTED: Relocation of a Contributing residence

In December 2013, a different applicant requested a COA to demolish the contributing residence at 1815 Cortlandt St. The HAHC denied the COA application as they determined that an unusual and compelling circumstance was not established and the request did not meet the demolition approval criteria found in Chapter 33, Section 33-247(d). The applicant appealed the decision to the Planning Commission. On January 9, 2014 the Planning Commission upheld the decision of the HAHC to deny a COA for the demolition of the residence.

The current applicant proposes to relocate the contributing residence to an undisclosed location. The applicant has requested the application be considered under the criteria for the relocation of contributing structures found in Chapter 33, Section 33-243(a4), which requires the applicant to establish an unusual or compelling circumstance pursuant to the criteria for the demolition of a contributing structure, Chapter 33, Section 33-247(d). (The same criteria the December application was considered under.)

PROPERTY DESCRIPTION:

The structure subject to the relocation is a one-story wood-frame single-family residence. The residence features a gable roof; a 1' projecting gabled bay on the north side of the front façade; and a 4'x6' applied porch roof on the south side of the front facade. The original square footage of the residence was 949 square feet. At the rear of the structure is a 50 square foot addition, and 200 square feet of the attic has been converted into living space.

The classification at the time of the inventory was 'potentially contributing' due to the residence having vinyl siding and aluminum windows. These alterations are considered reversible when historic housing stock is being inventoried for district designation. The house is otherwise in near-to-original configuration. The original massing, front façade features, and fenestration size and location details are intact.

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights East Historic District Inventory the residence was listed as a Bungalow constructed circa 1920. Subsequent research performed by staff supports that the structure was constructed in 1941 at 502 W. 20th Street in the Houston Heights, and was relocated to 1815 Cortlandt in 1970. Both 502 W 20th Street and 1815 Cortlandt Street are contained within the original 1891 Houston Heights plat and located within the Houston Heights Multiple Resource Area listed in the National Register of Historic Places. The historic research performed by staff included review of Harris County Tax Archives; Sanborn Fire Insurance Maps, historic aerial photos; and an inspection by a Senior Building Inspector who verified old-growth wood and pre-war construction framing methods.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Deferral**BASIS FOR ISSUANCE:** -**EFFECTIVE:****Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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The Houston Heights Historic Districts contain many structures that have been relocated from their original sites. Relocated structures are not exempt from being classified as contributing to the district if they were built during the period of significance and are compatible with the character of the district. The relocation of houses is quite common in Houston's historic neighborhoods and relocated houses are frequently classified as contributing when appropriate.

The historic period of significance for the Houston Heights spans from the 1890s through the 1940s. In the 2007 Houston Heights Historic District East Designation Report it states, "the real strength of Houston Heights rests in its wide array of essentially vernacular, middle-class, and domestic architecture of the period 1893-1941". However, it is not required for structures to have a construction date between 1893-1941 to be classified as contributing to the district. The Houston Heights East Historic District contains at least 20 structures known to have been built between 1940 and 1949. The Houston Heights' historic character is defined by a diverse collection of commercial and residential architecture constructed over six decades. The 1800 block of Cortlandt Street is one of the most architecturally diverse and intact historic residential blocks, with 18 of the 22 structures classified as contributing.

The original site of the structure was Lot 1, Block 92 of the Houston Heights. Lots 1-4 of block 92 were under common ownership and assessed as a single property with four structures constructed between 1941 and 1942. On the assessment card dated 10/14/1941, there is a sketch of four building footprints; the subject structure can be identified in the sketch by its footprint shape. A more detailed sketch of the property is found on the 1967-69 Building Assessment Card that confirms the square footage assigned to each building. The subject structure is represented by the letter A, and can be traced back through the series of cards as the 949 sf structure that was the first to be constructed and assessed in 1941.

PUBLIC COMMENT:

Staff received written public comment regarding the project, see Attachment A.

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CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1815 Cortlandt Street

AGENDA ITEM: II.f

HISTORIC DISTRICT: Houston Heights East

HPO File No. 140202

APPROVAL CRITERIA

Sec. 33-243. RELOCATION OF LANDMARK, PROTECTED LANDMARK, OR CONTRIBUTING STRUCTURE

(a) HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure upon finding that the application satisfies **one or more** the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The landmark, contributing structure or potentially contributing structure:
- ☐ ☐ ☒ (a) Has architectural or historical value independent of its physical location that will not be diminished with relocation;
- ☐ ☐ ☒ (b) Can be moved without significant damage to its physical integrity;
- ☐ ☐ ☒ (c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and
- ☐ ☐ ☒ (d) If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.
- ☐ ☐ ☒ (2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;
- (3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c):
- ☐ ☐ ☒ (1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;
- ☐ ☐ ☒ (2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
- ☐ ☐ ☒ (3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and
- ☐ ☐ ☒ (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation
- The applicant did not provide any information regarding the relocation criteria Sec. 33-243(a1), (a2) or (a3).*
- (4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d) - Demolition of landmark, protected landmark or contributing structure, or within archaeological site:
- ☐ ☒ ☐ (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;

Archival research has determined that the subject structure was constructed in 1941 at 502 W 20th St. and was relocated to its present location at 1815 Cortlandt St. in 1970. An inspection of the structure revealed pre-war construction materials and framing style. The removal of the original cladding and fenestration materials does not support a non-contributing classification as that type of alteration is considered reversible. The architectural features and construction date are compatible with, and contribute to, the historic character of the Houston Heights Historic District East.

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☐ ☒ ☐

(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

The applicant represents a client currently under contract to purchase the property and has indicated future plans to construct a new single-family residence on the property. Further information regarding the new construction was not provided in the application.

☐ ☒ ☐

(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

The applicant did not provide any information indicating there is any present threat to the structure requiring any such measures to be taken.

STAFF RECOMMENDATION: Denial of the COA

CERTIFICATE OF APPROPRIATENESS

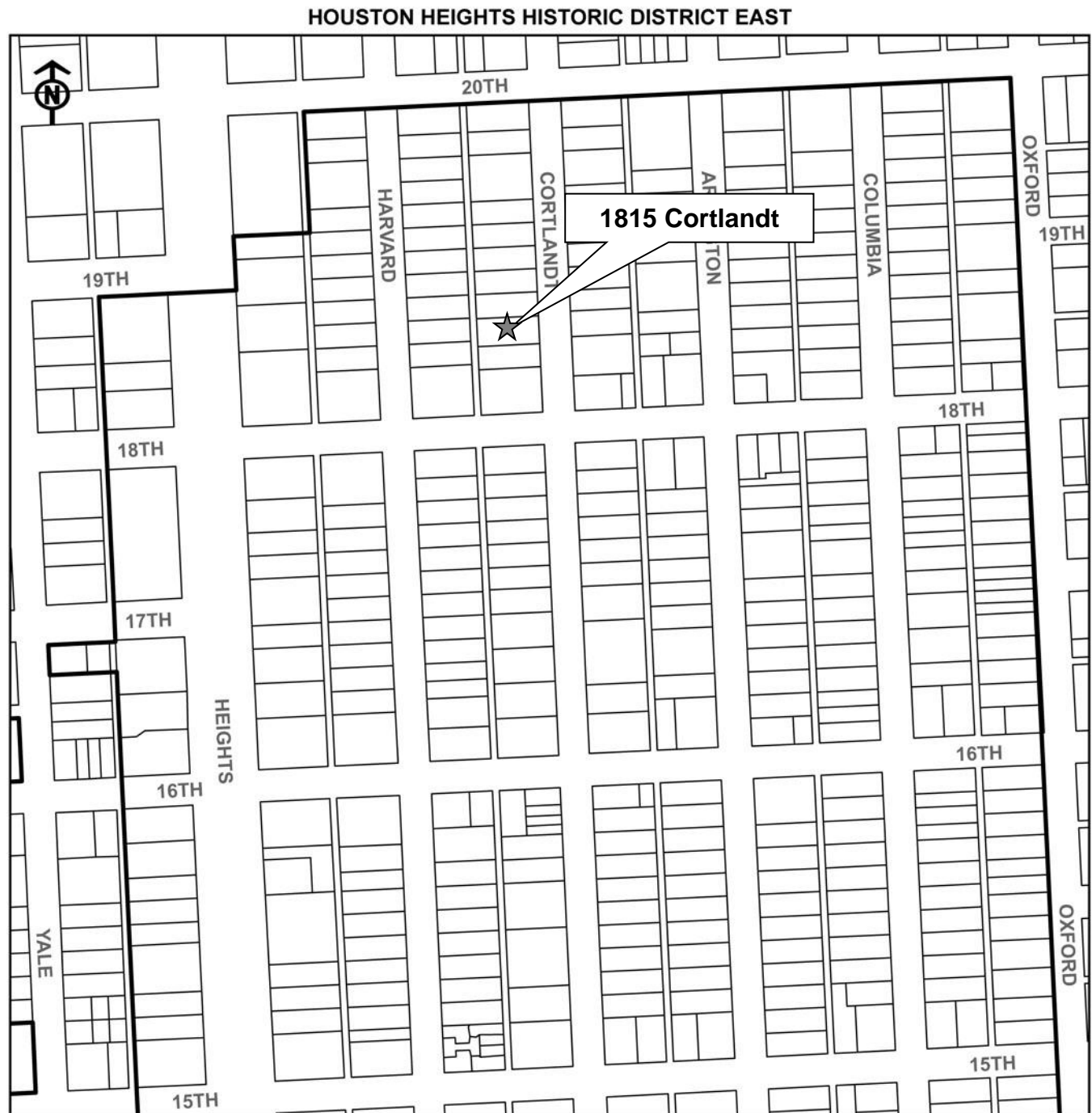
SITE LOCATION: 1815 Cortlandt Street

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HISTORIC DISTRICT: Houston Heights East

HPO File No. 140202

Site Location Map



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1815 Cortlandt Street

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HPO File No. 140202

Current Photograph



1978 Tax Record Photograph



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HISTORIC DISTRICT: Houston Heights East

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Neighboring Properties



1813 Cortland – Cont.

1815 Cortlandt – Cont.

1817 Cortlandt – Cont.



1816 Cortland – Cont.

1820 Cortlandt – Cont.

CERTIFICATE OF APPROPRIATENESS

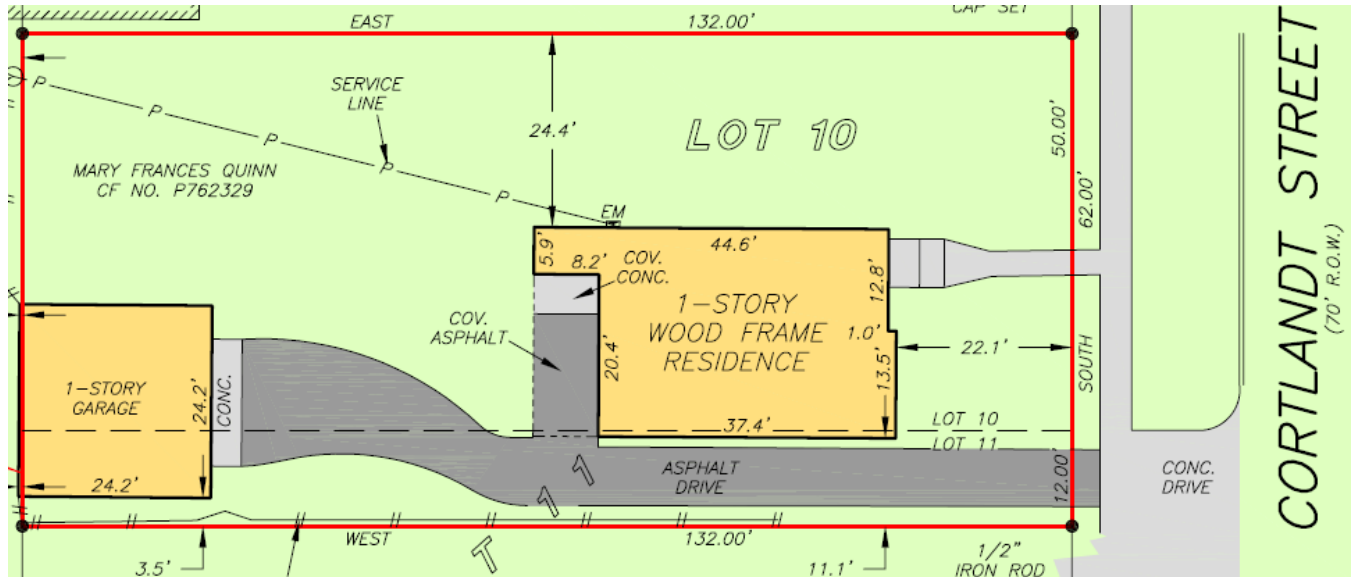
SITE LOCATION: 1815 Cortlandt Street

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HISTORIC DISTRICT: Houston Heights East

HPO File No. 140202

Current Site Survey & Current Photo



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1815 Cortlandt Street

AGENDA ITEM: II.f

HISTORIC DISTRICT: Houston Heights East

HPO File No. 140202

STAFF REVIEW - Harris County Tax Records, Block 92, Lots 1-4

A Structure existed on Block 92, Lot 1 in 1941

Block 92

58

Block or 92 Survey or Addition Houston Heights Plat No. _____ S. D. _____

Abstract No. _____

The abstract on this page of property assessed for taxes is platted by Plat No. _____ of this survey, on page in this volume of the same number as this page. Numbers said plat and designate the particular tract assessed for taxes. Reference is made to all data on said plat for description of said land assessed for taxes, which data and plat, whenever referred to, shall be taken from said plat.

PATENT				ACREAGE		CERTIFICATE			
No.	Vol.	TO WHOM ISSUED	DATE			No.	CLASS	CHARACTER	
			M	D	Y				
RENDERED FOR TAXATION									
Year	BY WHOM RENDERED	Tract No.	ACRES OR LOTS	VALUE OF REAL ESTATE		Bldg. Permit No.	DATE	Amount of Permit	Inspector's Value
				Land	Improvements				
1940	D.O. Kubicht	B	31	480	750	1536	8/9/39	~	1540 new lot
	do	B	32-33						
	H. E. Walter	B	34-15'-35	260	650				
	do	B	36-10'-35	260	650				
	do	B	5'-37	260	650				
	do	B	38-20'-37	290	700				
	Mrs. I. M. Norman	B	39-40	320	990				
	A. L. Smalley	B	41 to 44	630	490	1567	5/3/40	1500	570 plus 41
	T. A. Ogg Jr.	B	45 to 48	750	480	27			
1941	Jos. A. Zagosh	B	1	160		4159	10-14-41		980
	do	B	2	130					
	do	B	3	190					
	do	B	4	120					
	do	B	5-6-7.	570	740				

1941

Lot 1

Bldg. Permit No. 4159

Date 10-14-41

Value 980

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HISTORIC DISTRICT: Houston Heights East

HPO File No. 140202

STAFF REVIEW MATERIALS – Harris County Tax Records, Block 92, Lots 1-4

A 949 square foot structure existed on Block 92, Lot 1 in 1941

2 – 5 room frame residences
2 – garage apartments

Harris County
BUILDING ASSESSMENT
Houston, Texas

Map No. _____ Permit No. 4159

Vol. 20 Page 88

Owner A. L. Smalley

No. 502-10 20th Street or Avenue

Addition Ho Hts

Block 92 Lot 1 to 4

Size of Building

2-5rm fr wide _____ deep _____ stories

2-gar apt wide _____ deep _____ stories

Size of Garage

Material: Frame, Brick, Veneer, Stucco.

Inside Finish: Rough, Plain, Ornamental, Hardwood, Pine, Plaster.

Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and Gravel, Paper, Asbestos.

Plumbing: With or Without Bath Room.

Permit Value, \$ _____

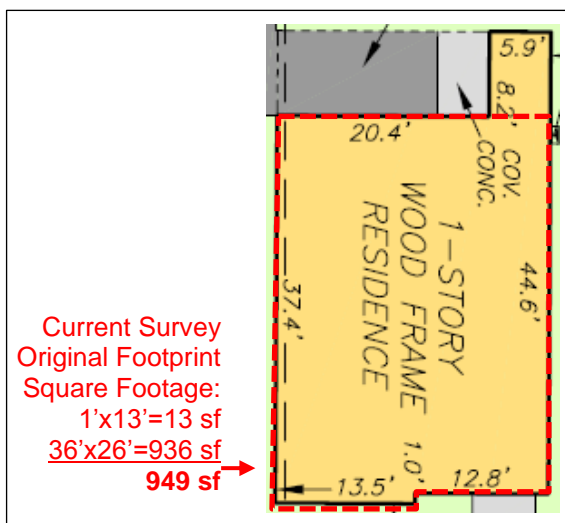
No. Sq. Ft. _____ Per Sq. Ft. _____

No. Sq. Ft. 949 Per Sq. Ft. 130

No. Sq. Ft. _____ Per Sq. Ft. _____

Assessed Value of Building \$ 980

Rendered in name of B. Zagst. Jns. A.



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STAFF REVIEW - Harris County Tax Records & Current Survey

By 1942, 4 structures existed at 502/506 W 20th St. with a cumulative assessment value for 1943.

Harris County
BUILDING ASSESSMENT
Houston, Texas

Map No. Permit No. 4159

Vol. 70 Page 88

10-14-1941

Owner L. A. ZAGST

No. 502-6-8-10-20th Street or Avenue

Addition Houston Hts

Block 92 Lot 1704

2-5 Room frame house

2- garage apt

Size of Building

20 wide 36 deep 1 stories

20 wide 26 deep 2 stories

Size of Garage

..... wide deep stories

Material: Frame, Brick, Veneer, Stucco, Asbestos.

Inside Finish: Rough, Plain, Ornamental, Hardwood, Pine, Plaster.

Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and Gravel, Paper, Asbestos.

Plumbing: With or Without Bath Room.

Permit Value, \$.....

No. Sq. Ft. 949 Per Sq. Ft. 130

No. Sq. Ft. 904 Per Sq. Ft. 130

No. Sq. Ft. 520 Per Sq. Ft. 150

4070

814

3756

1943 Assessed Value of Building \$ 3760

Rendered in name of Smalley, A. B.

5-42 5M

Subject Structure

Bldg. C - 520 sf

Bldg. D - 520 sf

Bldg. A - 949 sf

Bldg. B - 984 sf

A 949 @ 130 = 1230

B 904 @ 130 = 1180

C 520 @ 150 = 780

D 520 @ 150 = 780

4070

for 1943

5-26-42

1943 Assessed Value of 4 Buildings: \$3760

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STAFF REVIEW - Harris County Tax Records & Current Survey

1968 card indicates square footage of each structure

HARRIS COUNTY BUILDING ASSESSMENT

35-56 HP BUILDING ASSESSMENT - HARRIS COUNTY, TEXAS

No. 9A Acct. No. 48-63-0-1

REV Date 9/12/67

SMALLEY EBBY MAS

Set No. 502-506 W 20TH

Location HOV HTS Section

No. 154 Block No. 92

No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
Single Family	Gable	S/L & Paper	Finished Attic
Duplex	Hip	Sheetrock	Basement
Storage Apt.		Wood Panels	CARPORT
SECTION	HOOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beam & Piers	Cong. Shingles	No. Bedrooms	
Concr. Blks.	Tar & Gravel	No. Baths	GARAGE
		Tile	Walls
EXTERIOR WALLS	FLOORING	HEATING & COOLING	Roof
Brick Veneer	Flse		
Stone Veneer	Hardwood	A/C, C/H or Dual	Floor
Lumber	Asphalt Tile		
Shakes	Wool Carpets	No. Fireplaces	Ceiling
			Doors

(Base Unit \$ 3 A/C C/H \$)

GAR APT (Total Unit \$)

1960 ASSIGNMENTS ON BLACK BOOK

- Assmt. \$ 4670 6190

- Assmt. \$ 4628 8770

T VALUE \$

red in name of SAME

W 20TH

W 19TH

LAWRENCE

NICHOLSON

2550348990 20 81 1

1468 new total VALUE 2820

10% INCREASE 1969 → 3100

NEW OWN 1969 TOTAL 3100

Smalley, Ebbey

26 27 540 20 (C) 20 27

SLAB LMBR COMP

26 27 540 20 (D) 20 27

A 144 936 940

B 624 360 984

26 26 36 36 37 (A) 37 12 12 13 13 13 13

CB LMBR COMP

PINR SR

26 26 36 36 37 (B) 37 12 12 13 13 13 13

CB LMBR COMP

PINR SR

EXISTING APPRAISALS, if any - 100% Value - without depreciation - \$

Dep. - Ph. 25% Pu. \$ Ec. \$

NEW APPRAISALS

A) 940	SPR 540	5260
OP 15	140	20
B) 984	550	5410
OP 15	140	20
(C) APT 540	500	2700
GAR 540	240	1300
OP 21	230	50
(D) APT 540	500	2700
GAR 540	240	1300
OP 21	230	50
		18810
DEPR 25%		4700
		14110

Appraiser's name & date

GODFAEY

9/12/67

TOTAL VALUE \$ 14110

FOR 19.68 40% \$ 5640 City rel

53% 14110

2820 Co-rel

CERTIFICATE OF APPROPRIATENESS

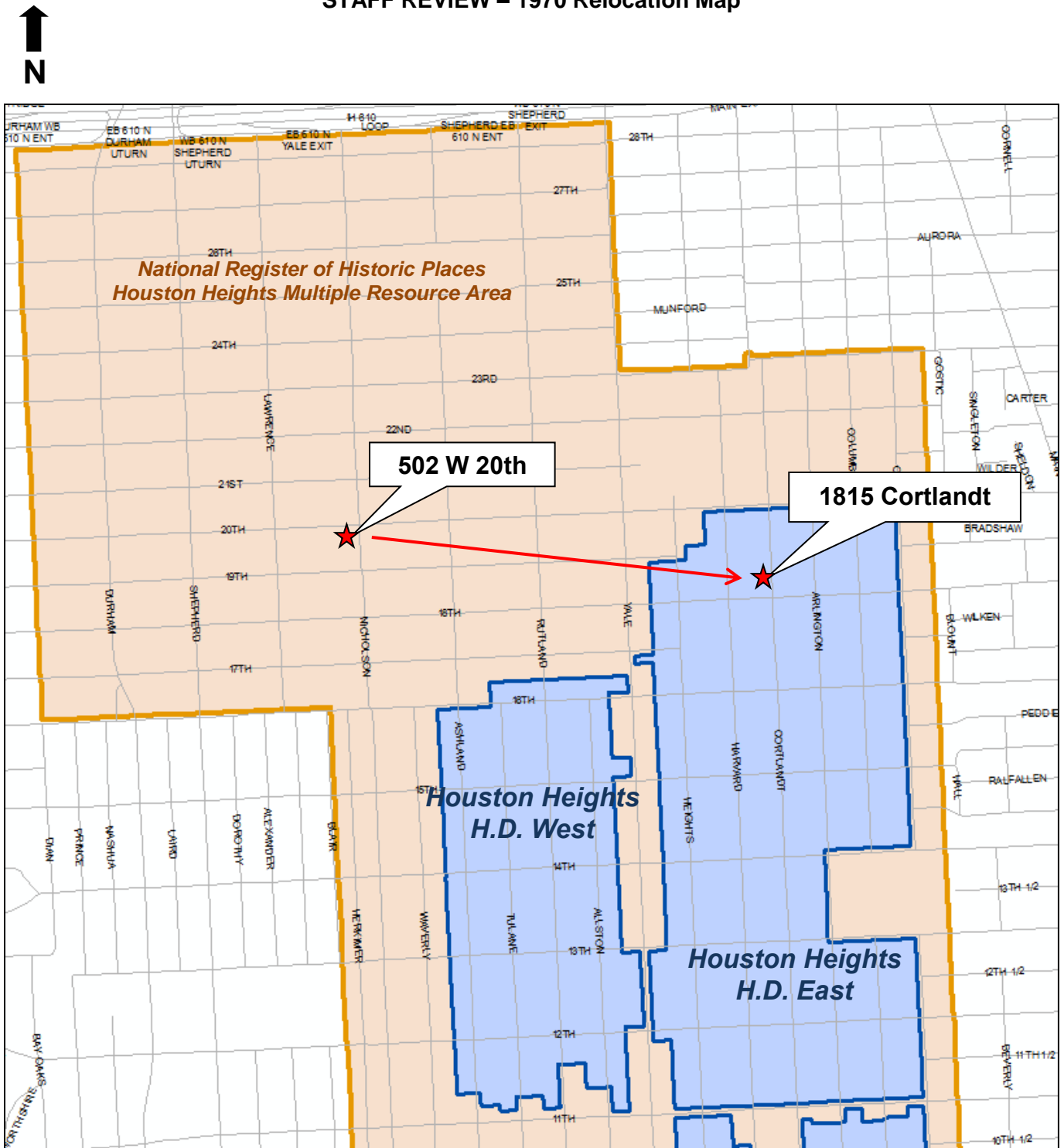
SITE LOCATION: 1815 Cortlandt Street

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HISTORIC DISTRICT: Houston Heights East

HPO File No. 140202

STAFF REVIEW – 1970 Relocation Map



CERTIFICATE OF APPROPRIATENESS

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HISTORIC DISTRICT: Houston Heights East

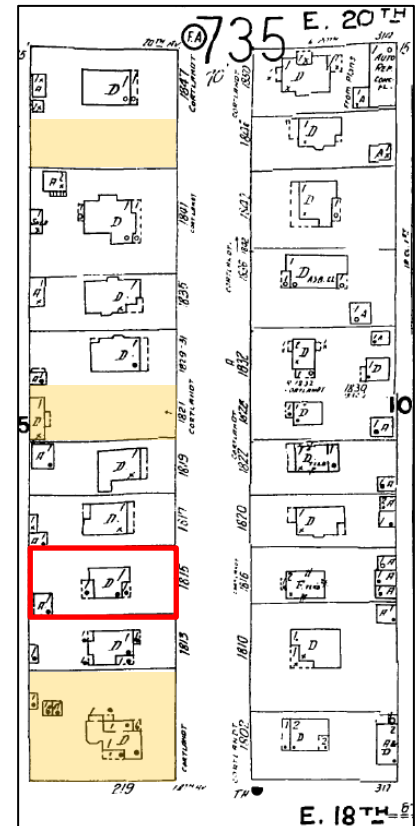
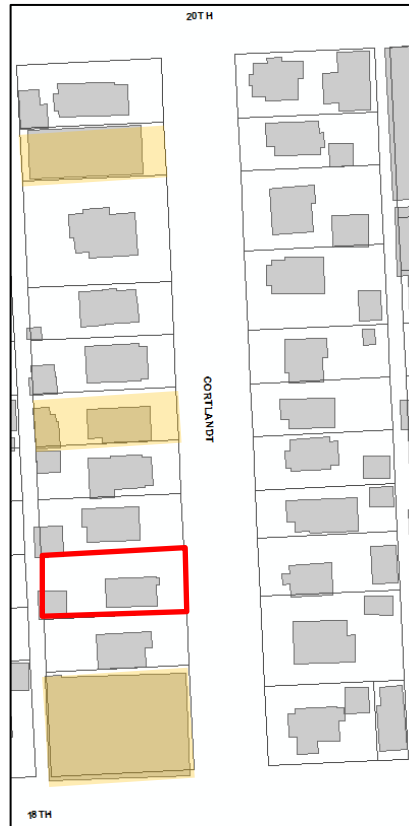
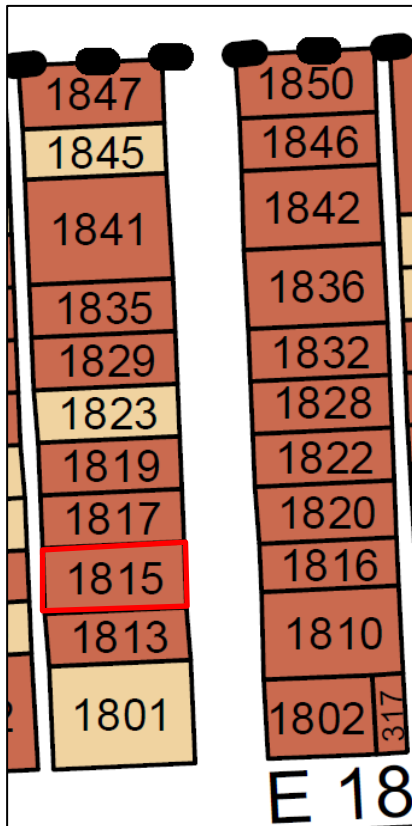
HPO File No. 140202

**STAFF REVIEW - 1800 Block of Cortlandt**

Contributing Structures (orange)
Noncontributing Structures (yellow)

Current Building Footprints

1924-51 Sanborn Map

**CERTIFICATE OF APPROPRIATENESS**

SITE LOCATION: 1815 Cortlandt Street

AGENDA ITEM: II.f

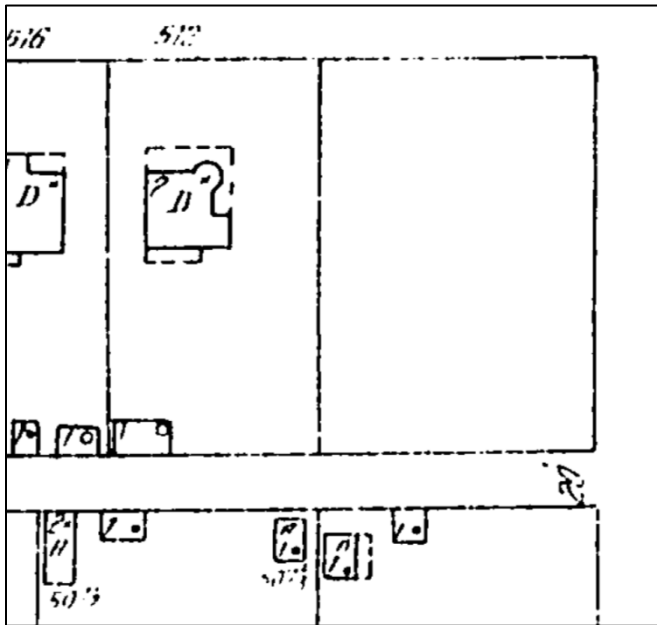
HISTORIC DISTRICT: Houston Heights East

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STAFF REVIEW - Sanborn Fire Insurance Maps

502 W 20th St (Block 92, Lots 1 & 2)

1924-1950 – Residence not on property

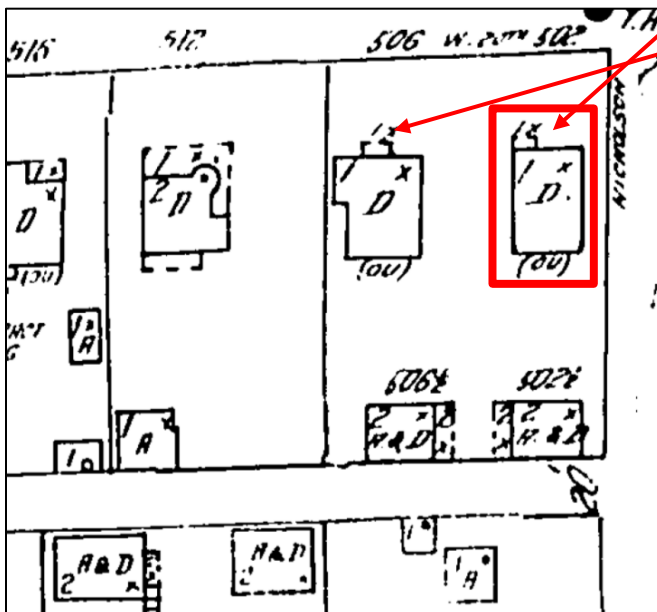


September 1967 Tax Photo

(Edge of subject structure left side of photo)



1924 – Feb. 1951 – Residence on property



CERTIFICATE OF APPROPRIATENESS

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AGENDA ITEM: II.f

HISTORIC DISTRICT: Houston Heights East

HPO File No. 140202

APPLICANT WRITTEN REQUEST

Written Description (include the following items, use the area below and/or attach additional pages)

- ☐ **Subject of Relocation** description including current location and conditions of structure and any prior alterations or additions
- ☐ **Destination Site Information** description of the location where the subject of the proposal will be relocated
- ☒ **Criteria Adherence** describe how the proposal satisfies the relocation determination criteria as stated in the Historic Preservation Ordinance, Sec. 33-243 or Sec. 33-244 or Sec. 33-245:
- ☒ (33-243) relocation of any landmark, protected landmark, or contributing structure within a historic district upon finding that it satisfies one or more of criteria (a) (1) through (4), or (b):
- ☐ (a) (1) The landmark, protected landmark, or contributing structure: a. has architectural or historical value independent of its physical location that will not be diminished with relocation; b. can be moved without significant damage to its physical integrity; c. will be relocated to an area that is compatible with the historical and architectural character of the landmark, protected landmark, or contributing structure; d. and if located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located;
- ☐ (a) (2) The relocation is necessary to protect the landmark, protected landmark, or contributing structure from demolition resulting from a public improvement project;

☐ (a) (3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c) of the Historic Preservation Ordinance; or

☒ (a) (4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d) of the Historic Preservation Ordinance;

OR

☐ (b) The relocation of the landmark, protected landmark, or contributing structure has been identified as an alternative to demolition pursuant to Sec. 33-247(f) of the Historic Preservation Ordinance

I (we) request approval of a Certificate of Appropriateness to...

See attached documentation

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APPLICANT DOCUMENTATION – Presentation Page 1

1941 Harris County Building Assessment showing improved value is the largest structure which was built first. The picture shows the largest and first structure built is not the subject property.

Harris County
BUILDING ASSESSMENT
Houston, Texas

Map No. _____ Permit No. 4159
Vol. 20 Page 88 10/12 1841

Owner A. L. Smalley
No. 502-10 20th Street Avenue
Addition No Hts
Block 92 Lot 1 to 4
2-5rm fr Size of Building
wide _____ deep _____ stories _____
2- gar apt Size of Garage
wide _____ deep _____ stories _____
Material: Frame, Brick, Veneer, Stucco.
Inside Finish: Rough, (Plain,) Ornamental, Hardwood, Pine, Plaster.
Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and Gravel, Paper, Asbestos.
Plumbing: With or Without Bath Room.
Permit Value, \$: _____
No. Sq. Ft. _____ Per Sq. Ft. _____
No. Sq. Ft. 949 Per Sq. Ft. 130
No. Sq. Ft. 1230 Per Sq. Ft. 130
Assessed Value of Building \$ 980
Rendered in name of B. Jagot Jr. A.

ASSESSOR'S BLOCK BOOK FOR HARRIS COUNTY, TEXAS

Block or Sublot No. 92 Survey or Addition Houston Hts Plat No. _____ S. D. _____ E. D. _____

To whom issued: _____ DATE: _____ ACRES: _____

RENDERED FOR TAXATION

TO WHOM RENDERED	ACRES OR LOTS	VALUE OF REAL ESTATE	DATE	ASSESSOR'S VALUE	REMARKS
<u>A. L. Smalley</u>	<u>1</u>	<u>140</u>			1941 improvements of first structure built
<u>Do</u>	<u>2</u>	<u>110</u>			
<u>Do</u>	<u>3</u>	<u>110</u>			
<u>Do</u>	<u>4</u>	<u>110</u>			
<u>Miss John A. Jagot</u>	<u>5-6-7</u>	<u>830</u>	<u>949</u>		Building permit for all 4 structures
<u>Geo W. Brown</u>	<u>12</u>	<u>820</u>	<u>510</u>		



The largest and the first of the 2 - 5 room homes built with permit #4159

Unadjusted value and matches 1943 value. This represents first home built which has the most square footage.

Adjusted value of first home built in 1941.

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APPLICANT DOCUMENTATION – Presentation Page 2

1943 Assessed Value and diagrams of buildings not built until 1942 which is not during the "period of significance" (1893-1941)

Harris County
BUILDING ASSESSMENT
Houston, Texas

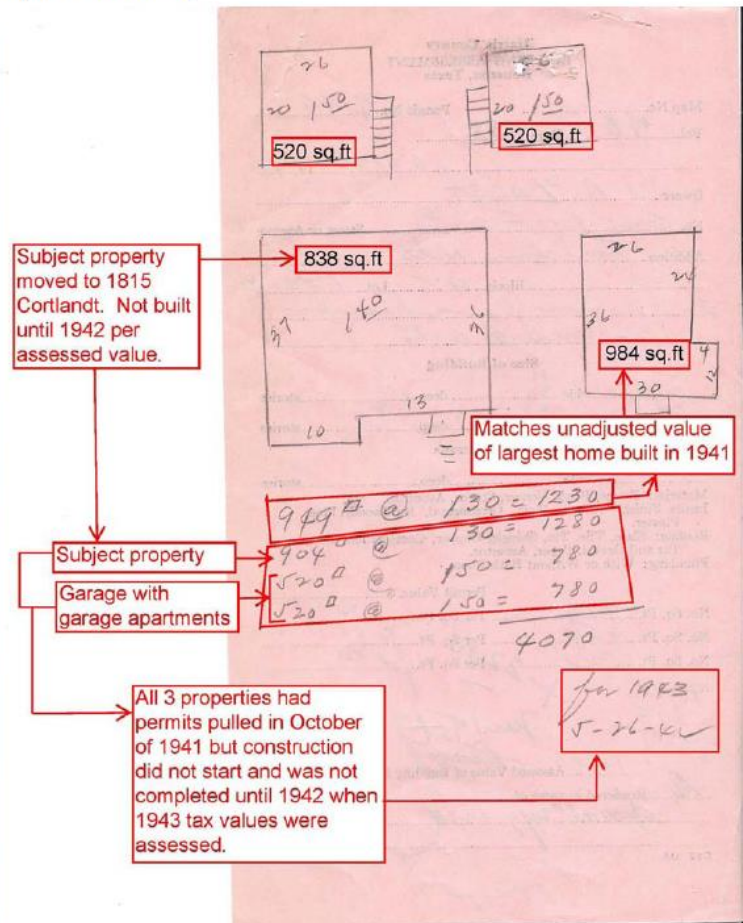
Map No. _____ Permit No. 4159
Vol. 70 Page 88 10-14-1941
Owner J. A. TAGST
No. 507-6-8-10-20th Street or Avenue _____
Address Houston Hts
Block 92 Lot 170 4
2-5 room frame house
2- garages
Size of Building

20	26	1	
wide	26	deep	stories
20	26	2	
wide	26	deep	stories

Size of Garage

wide	deep	stories
------	------	---------

Material: Frame, Brick, Veneer, Stucco, Asbestos.
Inside Finish: Rough, Plain, Ornamental, Hardwood, Pine,
Plaster,
Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron,
Ter and Gravel, Paper, Asbestos.
Plumbing: With or Without Bath Room.
Permit Value, \$ _____
No. Sq. Ft. 949 Per Sq. Ft. 1.30
No. Sq. Ft. 904 Per Sq. Ft. 1.50
(2) No. Sq. Ft. 1070 Per Sq. Ft. 1.50
814 X 5-26-42
3756 New Total
1943 Plus 3760
Assessed Value of Building \$ _____
Rendered in name of Smalley, A. J.
S-42 5M
over



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1815 Cortlandt Street

AGENDA ITEM: II.f

HISTORIC DISTRICT: Houston Heights East

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APPLICANT DOCUMENTATION – Presentation Page 3

1943 Assessed Value and diagrams of buildings not built until 1942 which is not during the “period of significance” (1893-1941)

Assessors Block Book

1943	A. L. Smalley	D	1	140
	do	D	2	110
	do	D	3	110
	do	D	4	110
				3260

1943 Assessed value of the 4 structures built and completed in 1942

This home represents the 1941 Improved value and first home built

Properties not built until sometime in 1942 as shown by 1943 assessed value



Sanborn Fire Insurance Map
1925-1951

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Materials used for construction of the residence are typical of modern nominal lumber sizes rather than historical dimensional lumber.



Roof Rafter 5 ½" nominal



Ceiling joist 3 ½" nominal



Floor joist 7 ½" nominal



All sill beam 5 ½" x 3 ½"

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Typical for lumber in historic buildings according to the lumber standards established in the mid 1920's is as noted in the boxes below: Our house does not meet these standards. Therefore lacks historical significance.

Appendix C

44 AMERICAN LUMBERMAN

Recommendations as to Standard Sizes and Grades of Lumber Are Explained by the Central Committee

WASHINGTON, D. C., Nov. 27.—The Central Committee on Lumber Standards has just issued the following "explanation of recommended American lumber standards as reported by the manufacturers of southern pine and fir. The committee's recommendation of 2-inch as the minimum for 1-inch lumber necessitates a far-reaching and difficult concession by each of these groups. The committee has reason to believe that they will agree to the recommended sizes and will observe them in practice.

23. The measurement and description of the dimensions of yard lumber shall be as follows:

Thickness of yard lumber measured and described as	Minimum Thickness S1S or S2S: at standard commercially dry shipping weight and moisture content.
1 inch, board measure, to be not less than	1 1/8 inches
1 1/4 inches, board measure, to be not less than	1 3/8 inches
1 1/2 inches, board measure, to be not less than	1 7/8 inches
1 3/4 inches, board measure, to be not less than	2 1/8 inches
2 inches, board measure, to be not less than	2 3/8 inches
2 1/2 inches, board measure, to be not less than	2 7/8 inches
3 inches, board measure, to be not less than	3 1/8 inches
3 1/2 inches, board measure, to be not less than	3 3/8 inches
4 inches, board measure, to be not less than	3 7/8 inches

Widths of boards, dimension and finish, measured and described as 2, 3, 4, 5, 6, and 7 inches, board measure, to be respectively, not less than 1 1/8, 2 1/8, 3 1/8, 4 1/8, 5 1/8 and 6 1/8 inches. S1E or S2E, at standard commercially dry shipping weight and moisture content; widths of boards, dimension and finish, measured and described as 8, 9, 10, 11 and 12 inches, board measure, to be, respectively, not less than 7 1/8, 8 1/8, 9 1/8, 10 1/8 and 11 1/8 inches.

The description of thickness of dressed stock less than 1 inch thick, board measure S1S or S2S, to be its actual thickness at standard commercially dry shipping weight and moisture content.

(Note: It is to be understood that the standard dimensions of rough lumber commercially dry under good manufacturing conditions as above described on kiln dried stock would be little, if at all, in excess of 24/32 or 3/4. The recommended minimum standard of 2 inches therefore represents good practice.)

2-inch Dimension

A minimum finished thickness for 2-inch dimension of 1 1/8 inches has been made for the following among other reasons:

1. As above indicated, considerably more than 80 percent of the present standard practice is on this basis.
2. "The demands made upon 2-inch dimension for use as joists will be properly met by a dry finished thickness of 1 1/8 inches for widths up to and including 12 inches. A thickness greater than this would add to the cost without increasing its usefulness." (Page 23*)
3. "On account of the relatively enormous consumption for joists and studding those uses should govern the thickness of 2-inch stock." (Page 22*)
4. "Since the thickness of 1 1/8 inches has been found best suited for use in joists, it should govern in studding." (Page 23*)

In other words, 1 1/8 inches is the minimum thickness recommended as representing approximately 80 percent of the present practice and as constituting the best utility size as determined by investigation of actual uses. This, however, does not nor is it intended to preclude the manufacture and sale, where trade conditions demand it, of lumber thicker than 1 1/8 inches. It does preclude and is intended to preclude the sale as standard of dimension less than 1 1/8 inches.

Resource – History of Yard Lumber Size Standards – Forest Products Laboratory, Forest Service – U.S. Department of Agriculture

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Lumber Standards changed due to World War II as evidenced by the History of Lumber Size Standards. Below is a portion of the report and the changes that took place during the war. This further proves that the subject property was built after the period of significance and has modern / typical construction.

The Period 1939-1953

Beginning in 1940, the United States was preparing for or was actively at war for several years. There was feverish construction activity, and the diversion of steel to munitions put extra demands on lumber for construction. Even with the conservation of material made possible by a liberal wartime design basis, structural lumber was in short supply. Wartime price controls forced manufacturers to produce lumber as cheaply as possible. In many instances, the grade called for in design was unobtainable, and a lower grade was substituted.

The good showing of wartime timber structures under these generally unfavorable circumstances led to a widespread belief that lumber had ample reserve qualities and that deviations from standards were not cause for alarm. Builders also gained a great deal of experience and confidence in coping with the consequences of building with green lumber.

Resource – History of Yard Lumber Size Standards – Forest Products Laboratory, Forest Service – U.S. Department of Agriculture

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STAFF REVIEW - 1800 Block of Cortlandt Photographs (July 2013)



1802 Cortlandt - Contributing



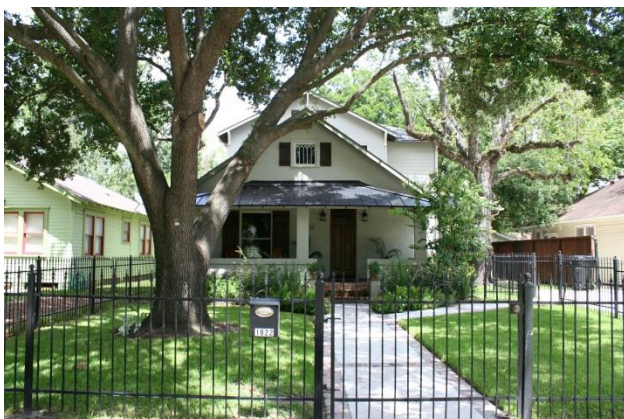
1810 Cortlandt - Contributing



1816 Cortlandt - Contributing



1820 Cortlandt - Contributing



1822 Cortlandt - Contributing



1828 Cortlandt - Contributing

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STAFF REVIEW - 1800 Block of Cortlandt Photographs (July 2013)



1832 Cortlandt - Contributing



1836 Cortlandt - Contributing



1842 Cortlandt - Contributing



1846 Cortlandt - Contributing



1850 Cortlandt - Contributing (built 1941)



1847 Cortlandt - Contributing

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STAFF REVIEW - 1800 Block of Cortlandt Photographs (July 2013)



1845 Cortlandt – Non-Contributing (b. 1994)



1841 Cortlandt - Contributing



1835 Cortlandt - Contributing



1829 Cortlandt - Contributing



1821 Cortlandt – Non-Contributing (b. 1968)



1819 Cortlandt - Contributing

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STAFF REVIEW - 1800 Block of Cortlandt Photographs (July 2013)



1817 Cortlandt - Contributing



1815 Cortlandt - Contributing



1813 Cortlandt - Contributing



1801 Cortlandt – Non-Contributing (b. 1955)

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STAFF REVIEW

Sample of Heights East Contributing Structures with similar features as 1815 Cortlandt

(flat front facades, applied small front porches with floating/supported roofs, simple architectural details)



1511-1513 Arlington - Contributing



1816 Arlington- Contributing



304 E 16th – Contributing (built c. 1940)



415 E 16th – Contributing (built c. 1940)



1615-1617 Arlington – Contributing



1414 Heights – Contributing (built 1943)

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STAFF REVIEW

Sample of Heights East Contributing Structures with similar features as 1815 Cortlandt



1136 Heights – Contributing (built c. 1940)



1418 Columbia- Contributing



1536 Columbia – Contributing



1150 Cortlandt - Contributing



1438 Harvard – Contributing



1115 Oxford - Contributing

CERTIFICATE OF APPROPRIATENESS